

**MINUTES OF A REGULAR MEETING
OF THE EPHRAIM CITY PLANNING COMMISSION
EPHRAIM CITY BUILDING, 5 SOUTH MAIN, EPHRAIM, UTAH
WEDNESDAY OCTOBER 27, 2021
6:00 PM**

Commission Members Present: Planning Commission Chair Lisa Murray, Craig Rasmussen, Jan Jonson, Dennis Nordfelt and Jane Mathisen

Commission Members Present via Zoom: None

Commission Members Absent: Darren Glather and Stephen Cornelsen

Staff Members Present: Community Development Director Bryan Kimball, Community Development Clerk Megan Spurling

Others Present: Jeremiah Blain

Planning Commission Chair Lisa Murray called the meeting to order at 6:00 p.m.

APPROVAL OF MINUTES

The Commission reviewed the minutes of the October 13, 2021 Planning Commission meeting.

Planning Commission Member Jane Mathiesen moved to approve the October 13, 2021 meeting minutes as presented. The motion was seconded by Planning Commission Member Jan Jonson. All were in favor. The motion carried.

PUBLIC MEETING

Land Use Ordinance Amendment – Jeremiah Blain: Proposed amendment to allow storage units in multifamily residential zones by Conditional Use Permit.

City Planner Devan Fowles explained the research he did on this application. He was unable to find other examples of cities that allowed storage units in a residential zone. There were local residents in the area that had some concerns and were not in favor of the storage units. The residents did state however, if the ordinance was amended, landscaping and nice fencing would be appreciated, like Commissioner Craig Rasmussen recommended. Devan gave examples of what people use storage units for. The concern of the residents was the noise that might possibly come from them. Landscaping and fencing that would mitigate the noise would be appreciated. Community Development Director Bryan Kimball explained the plans the applicant has for the property. With this CUP (Conditional Use Permit) it would allow other properties to be able to put storage units in residential zones (R2 and above). A condition of a minimum lot size was suggested. The code for accessory dwellings was discussed along with the possibility of the applicant having a zone change on his property in place of a CUP. Bryan went over city code, the land use table,

other properties that have storage units and what zone they are in, requirements for accessory dwelling, conditional uses and setbacks. It was noted that there are also height limitations for accessory dwellings. The areas that would be affected by this potential were discussed. Craig Rasmussen addressed his concern about the business areas encroaching on residential areas.

Jeremiah Blain explained his proposal. He explained he would put a fence around the units and he would be there on site to maintain the property. He proposed a minimum lot size requirement to keep it controlled to certain areas in the R2 zone. Jeremiah feels what he is proposing to bring will have less impact on the city than other things that are coming. Commissioner Dennis Nordfelt feels these would be beneficial for the residents in that area. Jeremiah explained his plan is and the size of the potential storage units. A requirement would be to improve the frontage, curb, gutter, sidewalk and Jeremiah's side of the road. 200 West is already paved. Devan also clarified the asphalt requirements.

The Planning Commission agreed that one of the conditions would be minimum lot sizes. Commissioner Jane Mathisen suggested security systems could be a requirement. This could be a beneficial requirement for future builds where the manager would not stay on site. Other requirements discussed were, having 1.5 acres on the lot, only allowed in R2-R4, solid decorative fencing (no chain link or cinder block), no power, controlled entrances, the following of accessory building codes, asphalt, landscaping at the entrance and lighting shining only on the units. Hours of operation and noise control are also common conditions of approval. As long as it is a reasonable condition that mitigates potential risk or negative impact to the residents. Jeremiah explained that the fence will go in first. He will be building the units in phases and in the meantime would allow RV or boat storage until they are built. Fire code does require a hard surface. There are currently no complaints about vehicles at the existing storage units. Devan brought up concerns about the placement of storage units even in the C1 and C2 zones and possibly changing the requirements there while this is on the table. Specifics for fences and lighting were discussed. It is a balancing act of being profitable and keeping the neighbors in mind. It was also pointing out a lot of people have sheds on their property lines. Beyond a certain number of units there should be security. Jane gave the example that storage units often attract crime and so security would be important. She suggested a condition be that beyond a certain number of units (10 or more) security would be required. Staff will come up with some language based on the concerns addressed tonight to further define the conditions and be prepared to vote on it at the next meeting.

No motion.

PLANNER'S REPORT

The location for the new LDS temple was announced this week. Site plans have not been submitted yet. Future roads surrounding the temple location were discussed. Bryan noted, with the temple, there will be new pedestrian traffic where there are not current sidewalks. This will put some pressure on the city to accommodate that.

There will be some more ordinances to be amended that will come before the commission in the future. Travis Thompson will be here next week with his lot split.

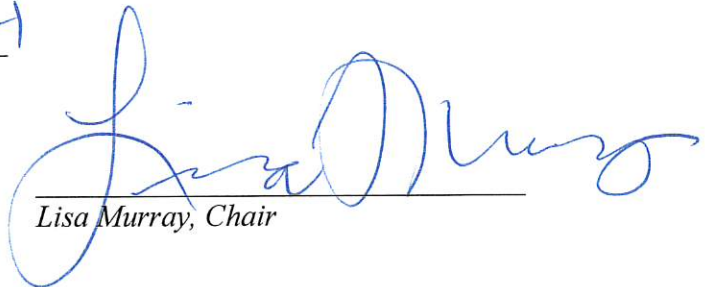
Bryan explained the packets he provided, one being the water conservation plan. He referred to the graph that depicted our water usage over the years. The city is on a downward trend. There are three more wells planned in the next four years along with increasing the city's water storage. Aquifer storage is still on the radar as well. The other packet was the presentation that Bryan gave at the Water Conservation Conference. Arsenic levels are tested quarterly and it is required to stay below a certain average.

It was asked if there will be incentives to convert landscaping to zero scaping. Incentives are not currently offered, but it is being talked about. Bryan talked about the grant funding we have received for the city water projects.

ADJOURNMENT

Planning Commission Member Craig Rasmussen moved to adjourn the meeting at 7:49 pm. Planning Commission Member Dennis Nordfelt seconded the motion. All were in favor. The motion carried.

Minutes approved on: 11/10/21



Lisa Murray, Chair

Attest:



Megan Spurling, Community Development Clerk